

16 LEDWELL  
DRIVE, GLENFIELD LE3 8BG

£299,950  
FREEHOLD



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13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



LOCATED WITHIN THIS POPULAR LOCATION OFFERING FANTASTIC SCHOOL CATCHMENT AS WELL AS LINKS TO MAJOR ROADS AND MOTORWAY COMES OFFERED FOR SALE THIS THREE BEDROOM SEMI-DETACHED HOUSE. IN BRIEF THIS LOVELY HOME BENEFITS FROM AN ENTRANCE PORCH, ENTRANCE HALL, LIVING ROOM THROUGH TO DINING, KITCHEN, WC, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. OUTSIDE THERE IS A UNIQUE AND EYE-CATCHING REAR GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING. THE GARAGE IS NOW USED AS A GYM AREA. PLEASE VIEW OUR VIRTUAL VIEWING VIDEO FOR MORE DETAIL.



#### ENTRANCE PORCH

There is windows to the side aspect and a door that leads to:

#### ENTRANCE HALL

With stairs leading up to the first floor landing, power point and doors that lead to the Kitchen and:

#### LIVING ROOM 24'3 - 16'5 x 12'2 - 8'3

Benefiting from a bay fronted window, radiator, power points, TV point, fire with feature surround and opening through to:

#### DINING AREA 9'3 x 7'9

Having patio doors to the rear aspect, radiator, power points and an archway through to:

#### KITCHEN 17'9 x 9'9

With a range of wall and base units and work surfaces, integral oven, grill, hob and extractor, sink with a mixer tap, window to the front aspect, power points, a door to the Garage and to:

#### WC

Comprising a low level WC, with Wash hand basin and an Extractor.

#### GARAGE 32'2 x 8'4

Benefiting from power points, Velux window, door to the side aspect, window and door to the front where there is storage and a garage door.

#### FIRST FLOOR LANDING

There is a window to the side aspect, loft access and doors that lead to:

#### PRIMARY BEDROOM 14'3 x 10'5

Benefiting from a bay fronted window, radiator and power points.

#### BEDROOM 9'8 x 9'6 - 12'1

Having a window to the rear aspect, radiator and power points.

#### BEDROOM 8'5 x 7'9

There is a window to the front aspect, radiator and power points.

#### BATHROOM

Comprising a low level WC, wash hand basin, bath with a shower over, complimentary tiling, windows to the rear and side aspects and a radiator.

#### REAR GARDEN

This lovely garden enjoys a number of seating areas, borders with a variety of shrubs, plants and trees. There is a pond as well as a larger pond with decked observation area.

#### PARKING

From the front there is off road parking.

#### GLENFIELD

The sought-after suburb of Glenfield is situated just outside the City of Leicester boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the Leicester City centre and all the excellent amenities therein, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville, Loughborough and Melton Mowbray, the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses, the East Midlands International Airport at Castle Donington and the A46/M1/M69 major road network for travel north, south and west.

Glenfield also offers major employment opportunities at County Hall and the Glenfield Hospital specifically and enjoys good local amenities including shopping for day-to-day needs, schooling (the property lies within the catchment area for the Hall Primary School - 'good' last 'Ofsted Report' & Glenfield Primary School - 'good' last 'Ofsted report'), recreational amenities and regular bus services to the Leicester City centre.

#### VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

#### MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

#### MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



## LOCATION



## MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only. This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.



## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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## LET'S TALK



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All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA

rightmove

## TERMS & CONDITIONS

### Money laundering

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**1. Money laundering regulations:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**3. The measurements** indicated are supplied for guidance only and as such must be considered incorrect.

**4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**5. These particulars** are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.